



## DEVELOPMENT PROCESSING FEES JULY 2020

### I. Planning Fees

#### a. Deposit to a Cost Center Account

Applications listed below require the specified minimum deposit to a Cost Center Account. Additional funds and/or subsequent deposits may be required depending upon the specific project and level of staff time necessary. All unused money will be returned following the completion of project and/or review. Staff time devoted to your project will be billed as follows:

<b>Management Staff</b>	<b>\$150.00/ hour</b>
<b>Technical Staff</b>	<b>\$87.00/ hour</b>
<b>Inspection Staff</b>	<b>\$116.00/ hour</b>
<b>Consultant Staff</b>	<b>Actual Cost</b>

<b>Application</b>	<b>Minimum Deposit</b>
Plan Review	\$2,000
Conditional Use Permit	\$2,000
Annexation Request	\$5,000
Certificate of Compatibility	\$1,000
Development Agreement	\$5,000
Environmental Clearance by Consultant	Varies With Project
General Plan Amendment	\$5,000
Precise Development	\$2,000
Research Account	\$2,000/varies
Specific Plan by Consultant	Varies With Project
Zone Change	\$5,000
Zoning Code Amendment	\$5,000
Zone Variance	\$2,000
Tentative Tract or Parcel Map	\$2,000

Continued on the next page

<b>Application</b>	<b>Minimum Deposit</b>
Entertainment Permit	\$500
Historic Preservation Listing	\$250
Mills Act Contract	\$250
Temporary Signs in the Right of Way	\$150
Temporary Trailer	\$500
Temporary Use Permit	\$75 minor \$450 major + damages deposit
Film Permit	\$500

**b. Flat Rate Fees**

The following applications require the specified flat fee (includes permit issuance fee if applicable):

<b>Application</b>	<b>Flat Fee</b>
Temporary Signs/Banners	\$50

**II. City Development Connection Fees**

**a. Water Connection Fees**

Water Connection charges are applicable to all new construction, with the charge payable at the time the Building Permit is issued by the City. This shall apply to each dwelling unit, apartment, mobile home or trailer space, or commercial or industrial water user to be served from the same meter whether constructed at the same time or added on the existing property.

Water Connection Fee:           \$3,114 per 1" water meter  
   \$10,456 per 2" water meter

Connection Fees are adjusted on July 1 of each year based on Construction Cost Index increase as measured by Engineering News Record.

- Water Connection Fees for high usage (greater than 2") to be determined or individually projected usage based on equivalent 1" meter calculations.
- Where a single meter is to serve more than one water user (residential, commercial or industrial) an additional \$1,275 shall be added to the above described connection charge for each dwelling unit, apartment, mobile home, or trailer space or commercial or industrial water user to be served from the same water meter whether constructed at the same time or added on the existing property.
- Connection Fee for Developers – A reduced connection fee may be given to developers who provide their own distribution system. The credit is based on distribution lines and meters that will be provided by the developer. The determination if the developer falls into this rate category will solely be made by the City Engineer.

**b. Fire Service Fees**

Fire Service Connection charges are applicable to all new construction where fire service is to be installed, with the charge payable at the time the Building Permit is issued by the City.

Fire service connection fees are buy-in fees used to recover the cost of existing reservoir storage and water system capacity for private fire systems. The connection fee for fire service connection is as follows:

- 4" Connection           \$3,982
- 6" Connection           \$5,575
- 8" Connection           \$7,248
- 10" Connection         \$10,437
- 12" Connection         \$10,437

Connection Fees are adjusted on July 1 of each year based on Construction Cost Index increase as measured by Engineering News Record.

**c. City Sanitary Sewer Connection Fee**

(City of Brea) SEWER CONNECTION FEE WORKSHEET			
FIXTURE	ITEM COUNT	FIXTURE FEE	TOTAL
Bathtub		\$10.00	\$
Bidet		\$ 5.00	\$
Dental Units		\$ 5.00	\$
Drinking Fountain		\$ 5.00	\$
Floor Drain		\$10.00	\$
Interceptors for grease, oil and solids		\$15.00	\$
Interceptors for sand, auto wash, etc.		\$15.00	\$
Laundry Tub or Washer		\$10.00	\$
Laundry Tub or Washer (self serve)		\$15.00	\$
Mobile Home Park (each pad)		\$90.00	\$
Receptors		\$15.00	\$
Shower		\$10.00	\$
Showers gang per head		\$ 5.00	\$
Sink, Bar		\$ 5.00	\$
Sink, Bar Commercial		\$10.00	\$
Sink, Floor		\$ 5.00	\$
Sink, Flushing Rim		\$15.00	\$
Sink, Kitchen		\$10.00	\$
Sink, Service		\$10.00	\$
Swimming Pool		\$15.00	\$

Urinal, Pedestal		\$10.00	\$
Urinal, Stall		\$10.00	\$
Urinal, Wall Trough		\$20.00	\$
Wash Basin (lav)		\$ 5.00	\$
Wash Basin (set) (double lav)		\$10.00	\$
Water Closet (toilet)		\$20.00	\$
Total Connection Charge			\$

### III. County of Orange Sanitary Sewer Connection Fees

These fees are collected by the City of Brea for the County of Orange at issuance of building permits. See [www.ocsd.com](http://www.ocsd.com) for updated information.

Effective July 1, 2020 – June 30, 2021

<b>Capital Facilities Capacity Charge</b>		
<b>Use Category</b>	<b>Rate Basis</b>	<b>Base Charge</b>
<i>Commercial - Industrial</i>		
Low Demand <sup>2</sup>	Per 1,000 square feet	\$ 335.00 <sub>1</sub>
Average Demand <sup>4</sup>	Per 1,000 square feet	\$2,082.00 <sub>1</sub>
High Demand <sup>3</sup>	Per 1,000 square feet	\$4,947.00 <sub>1</sub>
<i>Single Family Residential</i> <sup>5</sup>		
5+ Bedrooms	Per Unit	\$6,912.00
4 Bedrooms	Per Unit	\$5,918.00
3 Bedrooms	Per Unit	\$4,973.00
2 Bedrooms	Per Unit	\$4,029.00
1 Bedroom	Per Unit	\$3,083.00
<i>Multi-Family Residential</i> <sup>6</sup>		
4+ Bedrooms	Per Unit	\$5,371.00
3 Bedrooms	Per Unit	\$4,426.00
2 Bedrooms	Per Unit	\$3,482.00
1 Bedroom	Per Unit	\$2,486.00
Studio <sup>7</sup>	Per Unit	\$1,591.00

<sub>1</sub> Provided that the minimum Capital Facilities Capacity Charge for such new construction shall be \$4,973; and all calculations shall be on a 1,000 square foot, or portion thereof, basis.

<sup>2</sup> Low Demand connections are the following categories of users: Nurseries; Warehouses; Churches; Truck Terminals; RV Parks; RV Storage Yards; Lumber/Construction Yards; Public Storage Buildings; and other facilities with whose wastewater discharge is similar to these listed categories.

<sup>3</sup> High Demand connections are the following categories of users: Food/Beverage Service Establishments; Supermarkets (with bakery, meat counter, and/or food service); Car Washes; Coin Laundries; Amusement Parks;

Shopping Centers with one or more Food/Beverage Service Establishments; Food Courts; Food Processing Facilities; Textile Manufacturers; Breweries; and other facilities whose wastewater discharge is similar to these listed categories.

<sup>4</sup> All other connections are Average Demand users including: Church Offices and Schools; Hotels, Shopping Centers/Strip Malls without food/beverage service establishments, Music Halls without food facilities, Office Buildings, Senior Housing with individual living units without kitchens but with a common kitchen.

<sup>5</sup> Bedroom additions are considered a change of use and a CFCC must be paid. Enclosed loft additions, bonus rooms, offices, workout rooms, media rooms, libraries and any other enclosed addition which could potentially be used as a bedroom are included in this category. The classification of these additions will be reviewed and determined by staff.

<sup>6</sup> MFR units consist of multiple attached units that are not sold individually and receive one secured property tax bill such as apartments. Multiple attached units that are not sold individually and are senior housing with individual living units that include a kitchen are considered MFR units.

<sup>7</sup> Studio – one single room with no separating doors or openings leading to another part of the room (except for a bathroom).

\*SFR – The rates for each size of the SFR and MFR are established with a 3-bedroom SFR having a base of 1.0, and all others are a relative percentage higher or lower than 1.0, depending on size of unit, as noted.

#### **IV. Subdivision Development Fee**

##### **a. Storm Drainage Fees**

Storm Drainage Fees are applicable to subdivisions (tract/parcel maps) only and payable prior to recordation of subdivision map. Storm Drainage Fees are a per acre fee varying from \$300 per acre to \$2,310 per acre depending on drainage districts. Contact the Public Works Department, Engineering Division for district and per acre charge, (714) 990-7761.

##### **b. Park Development Fees (Charges per unit)**

Park Development Fees are applicable to all new subdivisions (tract/parcel maps) and payment is due prior to recordation of subdivision map.

i.	Single-Family dwelling units	X	\$9,818
ii.	Two-Family dwelling units	X	\$9,818
iii.	Multiple-Family dwelling units	X	\$5,611
iv.	Mobile Home dwelling units	X	\$4,769

#### **V. School District Fees**

##### **a. Brea-Olinda Unified School District 1 Civic Center Circle, Level 2 Brea, CA 92821**

All residential, commercial, and industrial building or remodeling projects adding square footage should contact the Brea-Olinda School District for their fee requirements at (714) 990-7800.

##### **b. Fullerton Joint Union High School District 1051 W. Bastanchury Rd. Fullerton, CA 92833**

All residential, commercial, and industrial building or remodeling projects adding square footage should contact the Fullerton Joint Union High School District for their fee requirements at (714) 870-2800.

**VI. Impact Fees - (For more in-depth information, a handout on each fee can be found at the Community Development front counter.)**

DISPATCH Impact Fees — One-time fee for new developments. See handout for specific fee.

FIRE Impact Fees — One-time fee for new developments. See handout for specific fee.

TRAFFIC Impact Fees — One-time fee for all new developments. See Map on handout to calculate the fee.

WATER Impact Fees — One-time fee for all new developments. See Map on handout to calculate the fee.

**VIII. Grading Permit Fees**

**GRADING PERMIT ISSUANCE FEE**

Grading plan review/inspection associated with Development Projects will be charged on an hourly basis; amount of initial cost center deposit as determined by Building Official. Fees for miscellaneous non-development projects as indicated:

<b>Total Cubic Yards of Cut and Fill</b>	<b>Fees</b>
50 cubic yards or less	DEPOSIT PROGRAM
51 to 500 cubic yards	DEPOSIT PROGRAM
501 to 1,000 cubic yards	DEPOSIT PROGRAM
1,001 to 10,000 cubic yards	DEPOSIT PROGRAM
10,001 or greater	DEPOSIT PROGRAM

<b>Other Related Inspection and Permit Fees</b>	
Permit for clearing and/or stockpiling only	N/A
Inspections outside of normal business hours (2-hr minimum)	\$174/hr
Call back Inspections/Re-Inspection	\$116/hr
Inspections for which no fee is specifically indicated	\$116/hr

**IX. Public Works Permit and Inspection Fees**

Public Works plan review/inspection associated with Development Projects will be charged on an hourly basis; amount of initial cost center deposit as determined by City Engineer. Fees for miscellaneous non-development projects as indicated below:

<b>Management Staff</b>	<b>\$133.00/ hour</b>
<b>Plan Check</b>	<b>\$137.00/ hour</b>
<b>Inspection Staff</b>	<b>\$134.00/ hour</b>

<b>Consultant Staff</b>	<b>\$137.00/hour (Plan Check)</b> <b>\$134.00/hour (Inspection)</b>
-------------------------	--

<b>Trench Excavation and Backfill</b>	<b>Fees</b>
Water Service Connection	\$360/ea
Fire Service Connection	\$360/ea
Sewer Lateral	\$360/ea
Storm Drain Connection	\$360/ea
Construction of Water, Sewer, or Storm Drain Mains	\$360/ea

<b>Structures</b>	
Manhole	Deposit Program
Vault	Deposit Program
Catch Basin	Deposit Program
Junction Chamber	Deposit Program
Other	Deposit Program

<b>Curb and Gutter</b>	
50 linear feet or less	\$360
51+ linear feet	Deposit Program

<b>Curb Core</b>	
One	\$44
Two-Three	\$88
Four or More	Deposit Program
Parkway Culvert/Downspout	Deposit Program
Cross Gutter	Deposit Program

<b>Sidewalk</b>	
0 to 250 square feet	\$88
251+ square feet	Deposit Program

<b>Parkway Paving</b>	
Fronting one lot	\$88

<b>Drive Approach</b>	
Residential Driveway	\$250
Commercial or Industrial Driveway	\$470
Widen Existing Drive Approach	\$250

<b>Other Related Inspection and Permit Fees</b>	
Inspection outside of normal business hours (minimum charge — 2 hours)	\$201/hr
Call-back of Inspectors (minimum charge — 2 hours)	\$137/hr
Inspection for which no fee is specifically indicated	\$137/hr